

PLANNING COMMISSION REPORT



MEETING DATE: October 13, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Los Padres Bank - 25-UP-2004

REQUEST

Request a conditional use permit for a bank in an existing building on a 20,800 +/- square feet parcel located at 14100 N Northsight Blvd with Service Residential Planned Community Development District (S-R PCD).

Key Items for Consideration:

- Conforms to the general plan.
- The bank is compatible with surrounding uses in Northsight.
- There is no known opposition to this proposal.
- Meets all use permit criteria.
- No changes to the existing site and no drive-thru proposed.
- No significant traffic impact compared to the existing use.

Related Policies, References:

58-ZN-1988 and 26-DR-1995

OWNER

Northsight Corp
Mike Leary
480-991-1111

APPLICANT CONTACT

Dave Wood
602-703-5948

LOCATION

14100 N Northsight Blvd

BACKGROUND

Zoning.

The site is zoned Service Residential, Planned Community District (S-R, PCD). This zoning district allows for a bank with a conditional use permit. The purpose of this district is to provide administrative, clerical, and professional offices of a residential scale and character to serve nearby residential and commercial areas. It is also intended to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses.

General Plan.

The General Plan Land Use Element designates the property as Office. With the underlying zoning being service residential, the area conforms to the minor office designation. The uses allowed with this designation have characteristics that generate low to moderate traffic volumes, could be located off of collector streets, generally one-story buildings with at grade parking, and strict



development and landscape requirements that protect any adjacent residential.

Context.

The existing building is located within the 400-acre Northsight mixed-use project, specifically at 14100 Northsight Boulevard. The properties to the north and south, both vacant, of the site are also zoned S-R, PCD. Vanguard Corporate offices, zoned I-1, PCD, are located east of the site and the Northsight Park borders the western property line. Beyond the park is a single-family neighborhood.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant requests approval of a conditional use permit for a bank. The site consists of an existing building that already includes an entrance driveway, on-site parking, and open space with mature landscaping. The applicant will not change or add anything to the site including a service drive-thru for the bank. The exterior of the building will also remain unchanged except for a possible sign for the bank. The proposed bank will primarily cater to corporate and businesses compared to a retail bank that caters to the general public.

Development Information.

- *Existing Use:* office
- *Buildings/Description:* existing one story building
- *Parcel Size:* .48 acres (net)
- *Building Height Allowed:* 18 ft.
- *Existing Building Height:* 18 ft.
- *Gross Floor Area:* 3,511 sq. ft.
- *Net Floor Area:* 2,798 sq. ft.
- *Open Space Required:* 5,045 sq. ft.
- *Open Space Provided:* 8,432 sq. ft.
- *Parking Required for building:* 12 parking spaces
- *Parking Provided for building:* 12 parking spaces

IMPACT ANALYSIS

Traffic.

The existing building contains 2,798 square feet of gross leasable area, which is currently being utilized as general office space. The conversion of this space to a bank land use is estimated to generate 438 daily trips based on the data contained in ITE's *Trip Generation, 6th Edition*. The bank will primarily cater to corporate and businesses compared to a retail bank that caters to the general public. The site is accessed from Northsight Boulevard, a four-lane major collector street, which has adequate capacity to accommodate the potential increase in traffic from this change in land use.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the

Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed use is not anticipated to generate any significant noise, smoke, odor, dust, vibration or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The proposed use is not expected to generate an unusual volume or character of traffic. Northsight Boulevard, a four-lane major collector street, has adequate capacity to accommodate the potential increase in traffic from this change in land use.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **No other detrimental factors are expected to occur with the proposed use on this site.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The proposed use is compatible with other existing professional offices, banks, and commercial uses on surrounding properties.**
- C. The additional conditions specified in the S-R zoning district for banks have been met.
1. The maximum gross floor area of the building shall be five thousand (5,000) square feet.
 - **The existing building has a gross floor area of 3,511 sq. ft. The applicant has not proposed to add any new square footage to the building.**
 2. If the bank is to include drive-thru services there shall be a maximum of two (2) drive-thru windows.
 - **The applicant proposes no drive-thru services or windows. If a drive –thru window is proposed in the future, a revised traffic analysis will be required along with Development Review Board review and approval.**
 3. Setbacks: There is a 50 ft. required side and rear setback from single-family residential districts and a 25 ft. side and rear setback from a multi-family residential district
 - **The existing site does not abut a single-family residential or a multi-family residential district.**

4. A minimum six-foot high masonry wall buffer shall be provided on all property lined that abut a residential district. The wall shall be contiguous to a minimum five-foot wide planter.

- **The existing site does not abut a single-family residential or a multi-family residential district.**

Community Involvement.

The applicant held an open house meeting on September 7, 2004 and mailed information regarding their Use Permit request to all property owners within 750 feet of the subject site. The applicant received no comments from the public regarding the proposed bank. Staff has received no comments from the public at the time of writing this report.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY



Bill Verschuren
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. City Notification Map
8. Existing Site Plan

PROJECT NARRATIVE

August 27, 2004

**Business Banking Center for Los Padres Bank
14100 N. Northsight Blvd.
406-PA-2004**

Request

The proposal is locate a business banking center for Los Padres Bank in the building formerly used as the on-site marketing sales center for the 400-acre Northsight project. Los Padres Bank wishes to establish a banking presence within the Airpark area to serve the strong and expanding business sector. Because of its business banking orientation, there will not be any drive-thru facilities nor changes to the building structure and site improvements. As such, the look and use of the property will continue to operate more as an office use rather than a traditional retail bank.

History/Context

To the west the property abuts the 400' wide Northsight Park detention basins. Vacant but similarly zoned property is located immediately north and south. To the east across Northsight Boulevard is the 3-story 350,000 SF Vanguard southwest regional complex. The single-story building was constructed in 1995 by Northsight Corporation and Treaccar Realty, the developers and marketers for the Northsight project. The building was built in compliance with the approved drainage and site lighting plan. There have been no changes to the site since the original construction. Two banks are currently located in the immediate area – Desert Schools Federal Credit Union at the SEC of Northsight Boulevard and 87th Street and Home National Bank (HNB) directly across the street on the west side of Northsight Boulevard. HNB is on similarly zoned S-R property and received a conditional use permit.

Ordinance Discussion

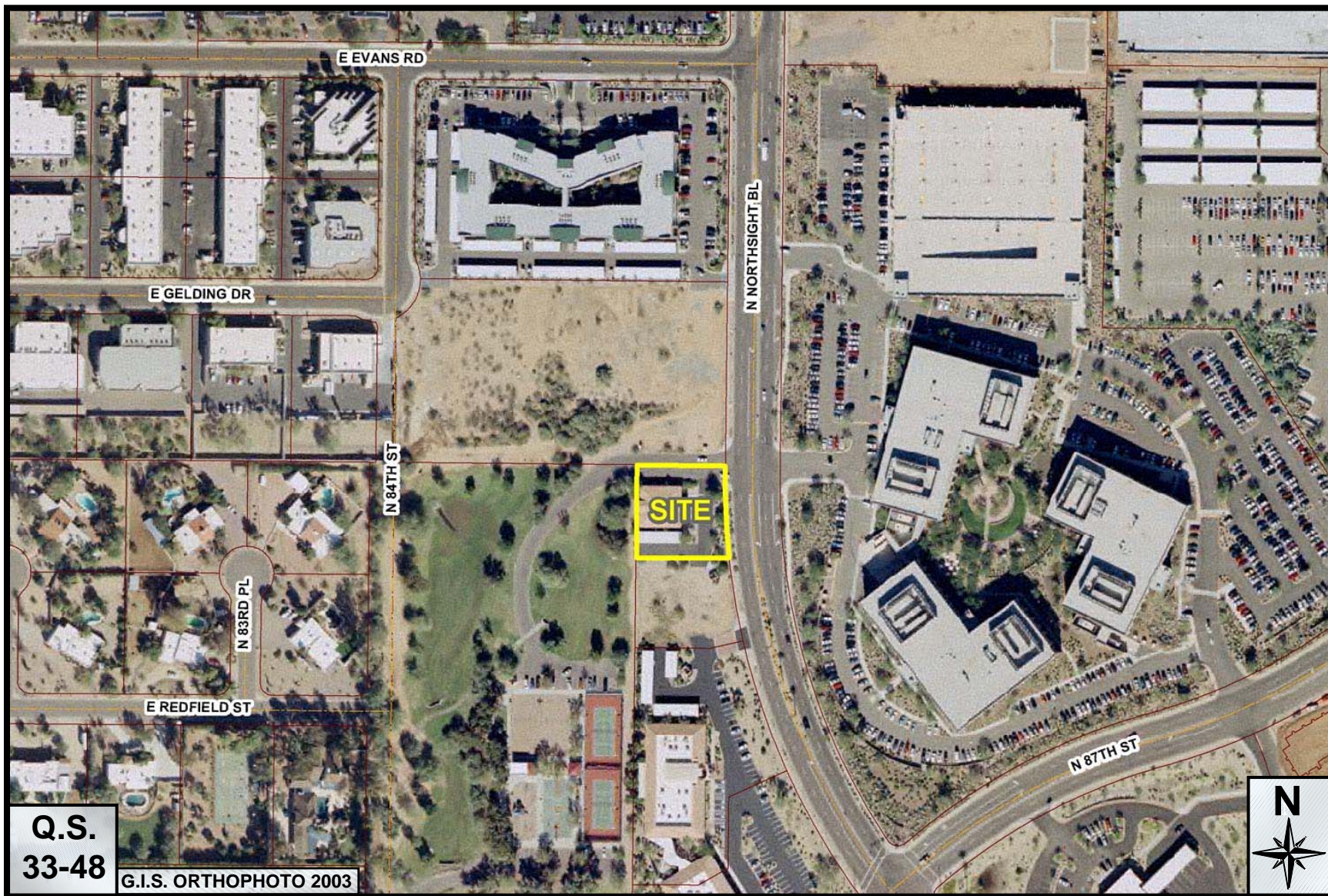
Banks require a conditional use permit in the S-R zoning district and are subject to the following additional requirements: a maximum gross floor area of 5,000 SF (existing building 3,500 SF); a maximum of 2 drive-thru windows (no drive-thru proposed); and setbacks/buffers from any adjoining residential (no adjoining residential). The parking requirements (12 required and 12 provided) are identical for offices and banks at 4 spaces per 1,000 square feet of net floor area per the Northsight amended parking standards approved in case 58-ZN-1988. The existing building and site improvements were approved per case 26-DR-1995 and have remained unchanged. Consistent with the Northsight Master Drainage Plan, stormwater is discharged directly into the Northsight Park.

Traffic Impact

Although retail banks (especially with drive-thru facilities) would typically generate a higher number of trips than general office, the proposed business banking center (especially *without* drive-thru facilities) should generate no greater number of trips than might otherwise occur for other business/professional/medical office use.

Conclusion

Due to the office-like nature of the proposed use and the existence and approval of two other banks nearby, the proposal satisfies all the conditional use permit criteria: (a) granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare; (b) the characteristics of the use are reasonably compatible with the type of uses permitted in the surrounding areas; and (c) the additional requirements for banks have been satisfied.



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ATTACHMENT #2

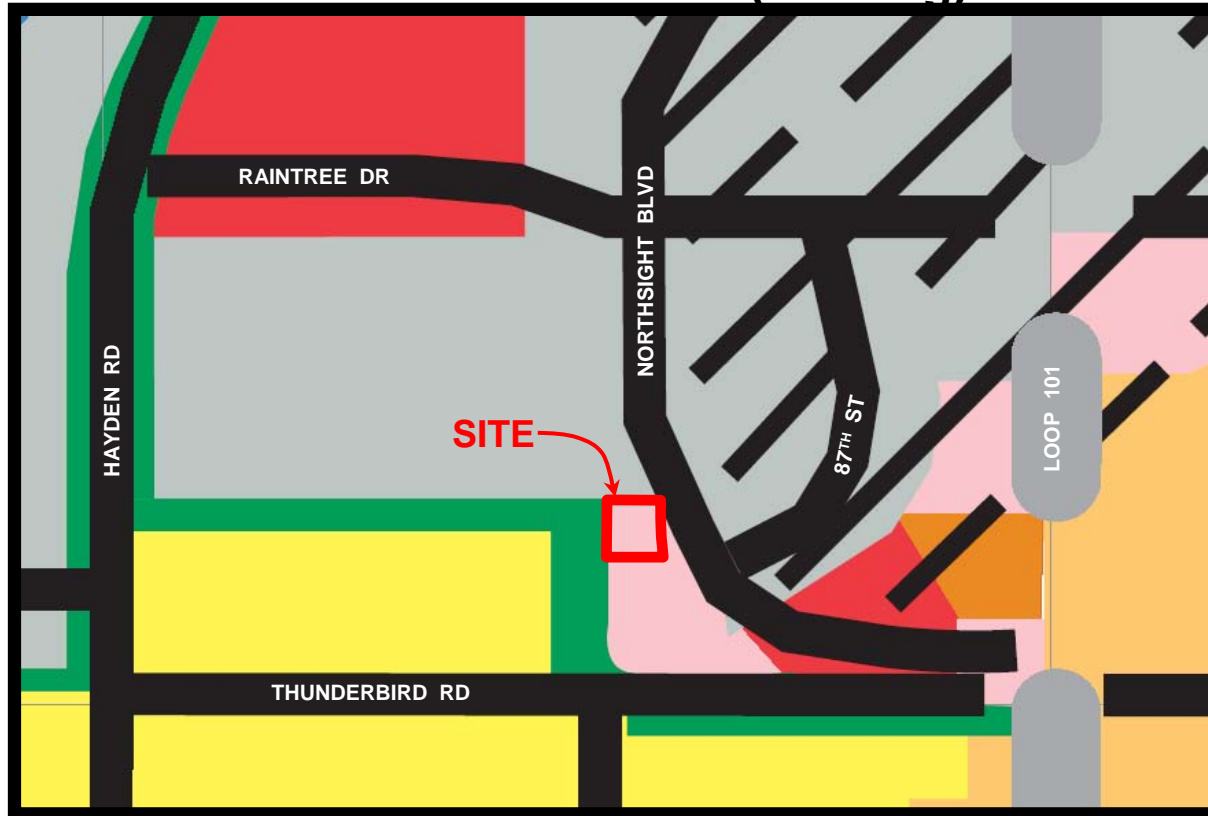


Los Padres Bank

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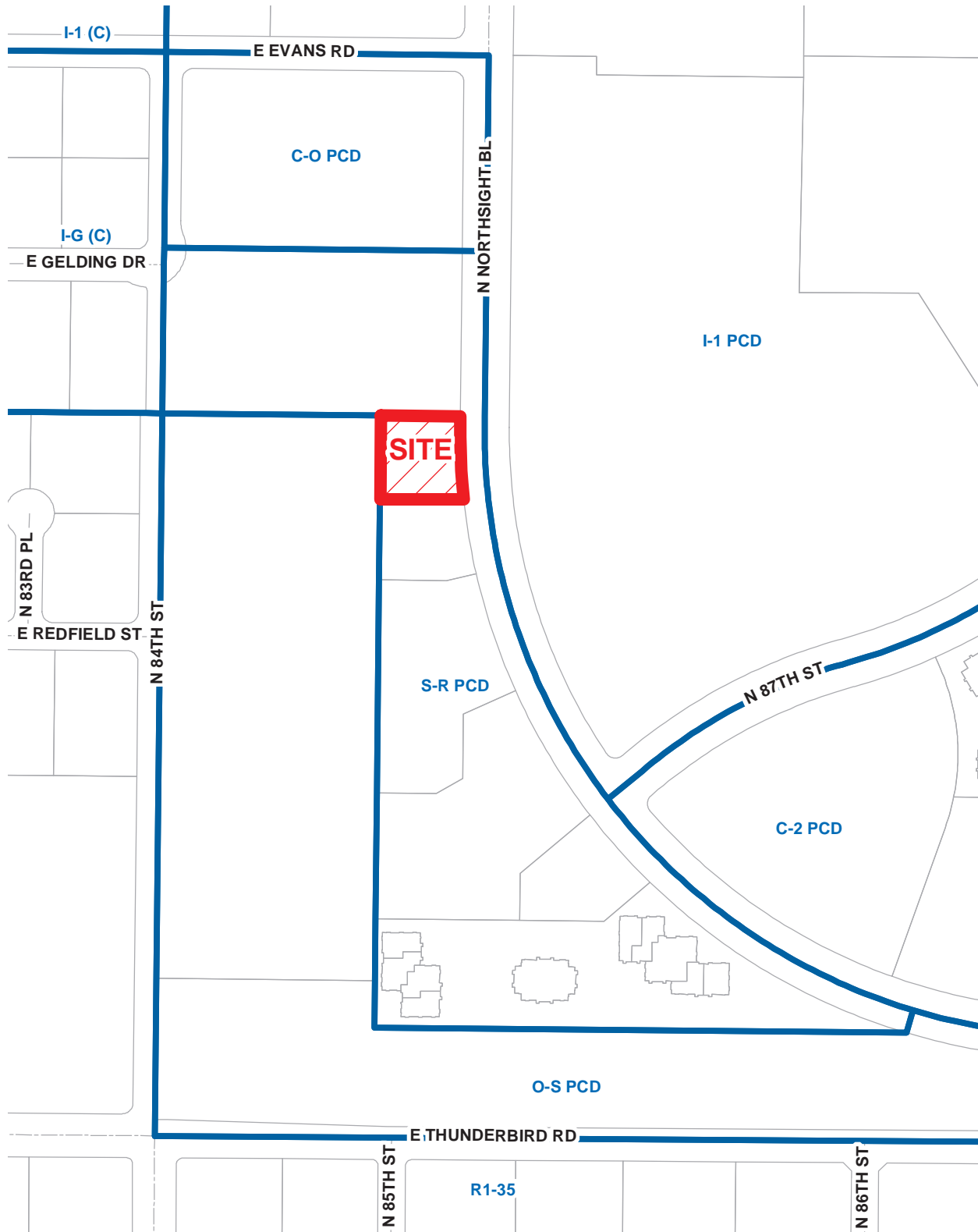
ATTACHMENT #2A

General Plan (Existing)



25-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



25-UP-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 25-UP-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the site plan submitted by Gilbertson and Associates with a date of 8/5/04. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **DEVELOPMENT REVIEW BOARD APPROVAL.** Any other improvements proposed on this site in the future are subject to the Development Review Board process prior to applying for any permits for construction. With this case, there are no drive-thru windows or services approved. If a drive –thru window is proposed in the future, a revised traffic analysis will also be required with the Development Review Board process.

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Attachment #6. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

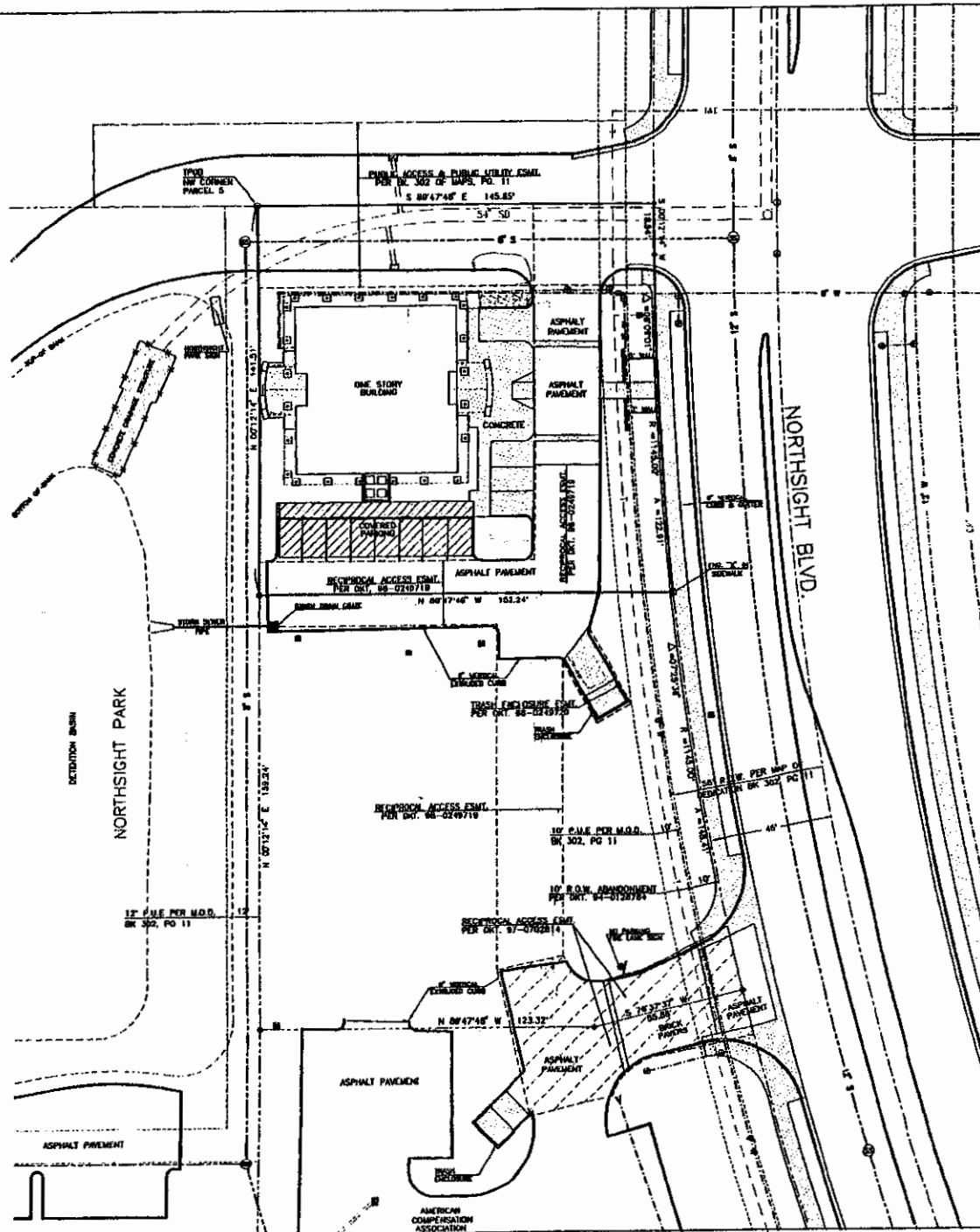
- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- Patterson Ranch HOA

Los Padres Bank

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ATTACHMENT #7

A.L.T.A./A.C.S.M. TITLE SURVEY OF A PORTION OF THE SE 1/4 OF SECTION 12, T.3N, R.4E OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA.



LEGEND

- = BRASS CAP
- = FND. 1/7" REDAR W/CAP
- = FOUND P.K. NAIL
- = SANITARY SWEET MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER LINE BLOW OUT
- = IRRIGATION CONTROL BOX
- = TELEPHONE RISER
- = SEWER LINE
- = WATER LINE
- = TELEPHONE & ELECTRIC LINE
- = TELEPHONE LINE
- = CONCRETE

UNDERGROUND UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD ZONE

PARCEL LIES WITHIN FLOOD ZONE "C", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1885E, DATED JULY 18, 2001.

FLOOD ZONE "C" = AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

TITLE REFERENCE:

STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, EFFECTIVE DATE: JULY 26, 2004, ORDER NO. 0410054, AMEND NO. 1.

PROPERTY DESCRIPTION

These portions of Parcel 5, and 80th Street (Northsight Boulevard) NORTHSTREET, according to the Map of Dedication recorded in Book 302 of Maps, Page 11, and the Addendum of Correction recorded in instrument number 07-478550, records of Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 5; thence South 89 degrees 47 minutes 48 seconds East along the North line of said Parcel 5 a distance of 135.65 feet to the Northwest corner of said Parcel 5;

thence continuing South 89 degrees 47 minutes 46 seconds East along the easterly prolongation of said North line a distance of 10.00 feet;

thence South 00 degrees 12 minutes 14 seconds West along a line 10 feet easterly of and parallel with the easterly line of said Parcel 5 a distance of 18.84 feet to the beginning of a curve concave easterly and having a radius of 1145.00 feet;

thence southerly along said parallel line and the arc of said curve through a central angle of 06 degrees 09 minutes 01 seconds a distance of 122.61 feet;

thence North 89 degrees 47 minutes 48 seconds West leaving said parallel line a distance of 152.24 feet to a point on the West line of said Parcel 5;

thence North 00 degrees 12 minutes 14 seconds East along said West line a distance of 141.51 feet to the POINT OF BEGINNING.

AREA

20,190 SQUARE FEET OR 0.4793 ACRES

CERTIFICATION

TO LOS PADILAS, DUNK, F.S.B. AND STEWART TITLE AND TRUST OF PHOENIX, INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD OF THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1990 AND INCLUDES ITEMS 1, 3, 4, 8, 10, 11, 13, 14 & 15 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED, THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENT WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 8-5-04

RICHARD D. TABOR N.L.S. #18457



GILBERTSON ASSOCIATES, INC. Consulting civil engineers & land surveyors 6321 N. 19th Avenue, Suite 100, Phoenix, Arizona 85018-4800	
A.L.T.A./A.C.S.M. LAND SURVEY	
NORTHSTREET SALES OFFICE	
Designed by: ST Date: 8-3-04	Drawn by: ST Job No: 12063 Sheet 1 of 1

SITE PLAN